

116.0

0010

0010.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
643,700 / 643,700
643,700 / 643,700
643,700 / 643,700APPRAISED:
USE VALUE:
ASSESSED:Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		HANCOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FURUKAWA ANTONIO &	
Owner 2: WAIY ANNEM CHAN	
Owner 3:	

Street 1: 19 HANCOCK ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PRIEST ROBERT S & JOAN B -

Owner 2: -

Street 1: 19 HANCOCK ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,619 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6619		Sq. Ft.	Site		0	70.	0.93	6									433,000						433,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6619.000	205,200	5,500	433,000	643,700		75108
							GIS Ref
							GIS Ref
							Insp Date
							10/04/18

Total Card / Total Parcel
643,700 / 643,700
643,700 / 643,700
643,700 / 643,70019066!
PRINT
Date Time
12/10/20 23:35:06
LAST REV
Date Time
10/09/18 10:06:30
apro
9066
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:Prior Id # 1: 75108
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT									Parcel ID	Parcel ID 116.0-0010-0010.A		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	205,200	5500	6,619.	433,000	643,700	643,700	Year End Roll	12/18/2019		
2019	101	FV	186,800	5500	6,619.	426,800	619,100	619,100	Year End Roll	1/3/2019		
2018	101	FV	186,800	5500	6,619.	327,800	520,100	520,100	Year End Roll	12/20/2017		
2017	101	FV	186,800	5500	6,619.	309,300	501,600	501,600	Year End Roll	1/3/2017		
2016	101	FV	186,800	5500	6,619.	284,500	476,800	476,800	Year End	1/4/2016		
2015	101	FV	185,800	5500	6,619.	266,000	457,300	457,300	Year End Roll	12/11/2014		
2014	101	FV	185,800	5500	6,619.	245,000	436,300	436,300	Year End Roll	12/16/2013		
2013	101	FV	185,800	5500	6,619.	245,000	436,300	436,300		12/13/2012		

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRIEST ROBERT S	62699-551		9/27/2013		463,000	No	No		
	17025-355		5/1/1986		193,000	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/5/2015	1495	Re-Roof	5,000						10/4/2018	MEAS&NOTICE	CC	Chris C					
									3/3/2009	Meas/Inspect	372	PATRIOT					
									2/11/2000	Meas/Inspect	263	PATRIOT					
									12/1/1981		CM						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 19 - Ranch				Full Bath: 1	Rating: Average			643-3460 PDAS.										
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1										
Color: GRAY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Fpl: 1	Rating: Average			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1959	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict:	Fact: .			Floor:				Totals RMS: 5 BRs: 3 Baths: 1 HB										
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %			No Unit	RMS	BRS	FL							
Prim Int Wall: 1 - Drywall				Functional:				1	5	3								
Sec Int Wall:		%		Economic:														
Partition: T - Typical				Special:														
Prim Floors: 3 - Hardwood				Override:														
Sec Floors:		%		Total:	26.4 %			Totals										
Bsmnt Flr: 12 - Concrete								1	5	3								
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 116.0-0010-0010.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
11	Pool-Vinyl	D	Y	1	16X32	A	AV	1960	18.09	T	40.8	101			5,500		5,500	
More: N	Total Yard Items:	5,500		Total Special Features:			Total:	5,500										